

PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) & Guarantor (s) that below described immovable property mortgaged to the Secured Creditor, the Possession of which has been taken by the authorised officer of M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited., (PARAS) will be sold on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS” basis on below mentioned dates for recovery of due as on 30.06.2025 with further interest and costs thereon to Secured creditor as mentioned below i.e., M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS).

S. No.	Account	Amount (in rupees) due as on 30.06.2025
1.	Bh.Anjaneya Raju	Rs.2,49,90,596/-
2.	Mr.Kanumuri Kasi Raju	Rs.2,49,98,957/-
3.	Mr.Voleti Venkata Srinivasa Kumar	Rs.2,50,19,535/-
4.	Mr. V.V.V. Satyanarayana	Rs.2,55,78,167/-
5.	Mr. Dandu Subba Raju	Rs.5,39,84,758/-
6.	Mr. Bonam Venkateswara Rao	Rs.5,69,86,103/-
7.	Mr. Bonam Srinivasa Rao	Rs.5,40,10,870/-
8.	Mr. Nerella Venkata Rama Mohana Rao (Green Card)	Rs.4,71,27,099/-
9.	Mr. Nerella Hemanth Naga Kumar (Green Card)	Rs.4,71,73,968/-
10.	Smt. Nerella Venkata Rukmini Sujatha (Green Card)	Rs.4,71,42,229/-
11.	Mr. Kanumuri Kasi Raju (Green Card)	Rs.2,04,67,074/-
12.	Mr. Voleti Venkata Subramanyam	Rs.11,88,18,504/-
13.	Mrs. Nerella Venkata Rukmini Sujatha	Rs.11,91,28,551/-
14.	Mr. Nerella Hemanth Naga Kumar	Rs.11,90,77,903/-
15.	Mr. Nerella Venkata Ram Mohan Rao	Rs.11,90,34,801/-
TOTAL		Rs.90,35,39,115/-

The authorised officer issued E auction - Sale of Schedule properties by adopting “online e-Auction Sale” through the website <https://www.bankeauctions.com> of the service provider. The details of date of E-Auction, last date for submission of Bid form, Reserve Price, Earnest Money Deposit, Bid Increase Amount and Time of E-Auction are mentioned hereunder:

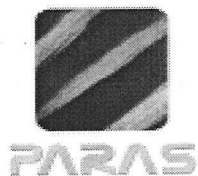
Date and time of Inspection: 22/08/2025 Between 10.00 AM to 05.00 PM, **Last date of submission of bid:** On or before 05.00 PM on 08/09/2025, Min. Bid Increments of **Rs.1,00,000/-**

Date of E-Auction: 10/09/2025, **Time of E-Auction:** Item No. 1 (LOT) – 11.00 AM to 12.00 Noon

* Time of E-Auction – with an auto extension clause of 5 minutes each i.e., e-auction end time will be extended by 5 minutes each, if bid is made before closure of auction.

At the sale, the public are invited to participate in “online e-auction” through the website <https://www.bankeauction.com> of the service provider. The address details of Service Provider are: -
M/s. C1 India Pvt. Ltd, Contact Person: (1) Mr. Dharani Krishna, Contact No.9948182222, E-mail ID: (1) dharani.p@c1india.com & (2) andhra@c1india.com





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The intending participants/bidders are advised to go through the website <https://www.bankeauction.com> also www.paras.org.in/tenders for detailed terms and conditions of e-auction sale and are also required to contact the Service Provider for online registration, user ID, Password, help, procedure, online training about e-auction etc., for submitting their Bid Forms and for taking part in e-auction sale proceedings.

The intending participants shall deposit EMD amount by RTGS/NEFT/Funds Transfer to the credit of E-Auction collection below mentioned Account of secured creditor:

Account No.	100631100000229
Secured Creditor	M/s. Pridhvi Asset Reconstruction and Securitisation Company Ltd
Bank	Union Bank of India
Branch	Mid Corporate Branch – Punjagutta Hyderabad
IFSC Code	UBIN0577901

The intending bidders are advised to submit the Bid Forms online with requisite details viz. proof of deposit of EMD, PAN Card, Aadhaar, Address & ID Proof on or before the last date mentioned in the above auction table. The intending bidders shall send hard copy of Bid Form duly filled in along with self-attested copies of above documents by Registered Post/Speed Post/ Courier to the undersigned so as to reach as mentioned above at the following address:

Authorized Officer, M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS), Door No. 1-55, 4th Floor, 'Raja Praasadamu', Masjid Banda Road, Kondapur, Hyderabad – 500 084. *(Postal delays are not entertained).

The intending bidders are also advised to visit the property and fully satisfy themselves about the details of the property and its registrability at concerned SRO, before participating in the e-auction.

The intending participants are also advised to contact **Mr. Mohammed Yaseer - Senior Manager (Contact Mobile No. 7032806200, E-mail id: yaseer@paras.org.in, Mr. P.Rama Krishna Chowdary – Vice President - email: pramakrishna@paras.org.in** detailed queries, terms and conditions, queries, guidance, inspection of schedule properties, perusal of copies of title deeds and latest encumbrance certificates to exercise due diligence and satisfy themselves about the title property under E-auction sale.

DESCRIPTION OF IMMOVABLE PROPERTIES		
Item No. 1 (a to n under one Lot)	Reserve Price: Rs. 7,75,00,000 /-	Earnest Money Deposit: Rs. 77,50,000/-
a) Residential Vacant land (Non-Agricultural), admeasuring 1936 Sq yds situated at Rs no.114/2A, 114/2B, 117/1B2, 117/1B1, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram mandal, West Godavari District standing in the name of Mr. Nerella Hemanth Naga Kumar and is bounded by: East : 40-00 wide Road; South : Site sold to Mr. Nerella Hemanth Naga Kumar; West : Irrigation bodhi; North : Site sold to Mr. Nerella Hemanth Naga Kumar;		
b) Residential Vacant land (Non-Agricultural) admeasuring 1936 Sq yds situated at Rs no.114/2A, 114/2B, 117/1B2, 117/1B1, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram Standing in the name of Mr.Nerella Hemanth Kumar Naga Kumar and is bounded by: East :40-00 wide Road; South : Site of N. H. Naga Kumar; West : Irrigation bodhi; North :Site of N. H. Naga Kumar;		
c) Residential Vacant land (Non-Agricultural), admeasuring 2274.8 Sq yds situated at R.S .No.114/2A, 114/2B, 117/1B2, 117/1B1, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram mandal, West Godavari District standing in the name of Mr. Nerella Hemanth Naga Kumar and is bounded by East : 40 Ft Wide Road; South : Site sold to Nerella Hemanth Naga Kumar; West : Irrigation bodhi; North : Site of Innamuri Praveen and others;		
d) Residential Vacant land (Non-Agricultural) admeasuring 1936 Sq yds situated at R.S. no.114/2A, 114/2B, 117/1B2, 117/1B1, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram Standing in the name of Mr.Vemulapalli Veera Venkata Satyanarayana and is bounded by: East : 40-00 ft. wide Road; South : Site of VVV. Satyanarayana; West : Irrigation bodhi; North : Site of NH. Naga kumar;		

Registered and Corporate Office: D.No.1-55, Raja Praasadamu, 4th Floor, Wing-I, Masjid Banda Road, Kondapur, Hyderabad-84
CIN: U67120TG2007PLCO53327, Tel: 040-41413333, Email: co@paras.org.in, Web: www.paras.org.in



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e) Residential Vacant land (Non-Agricultural) admeasuring 1936 Sq yds situated at Rs no.114/2A, 114/2B, 117/1B2, 117/1B1, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram. Standing in the name of Mr.Vemulapalli Veera Venkata Satyanarayana and is bounded by: East : 40-00 ft. wide Road; South : Site of K. Kasiraju; West : Irrigation bodhi; North : Site of VVV. Satyanarayana;
f) Residential Vacant land (Non-Agricultural) admeasuring 1936.00 Sq yds situated at R.S.No.114/2B,114/2A,117/1B1 & 117/1B2, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram. Standing in the name of Mr.K Kasiraju and is bounded by East : 40-00 ft. wide Road; South : Site of Kanumuri Kasi Raju; West : Irrigation bodhi; North : Site of VVV. Satyanarayana;
g) Vacant site situated at R.S.Nos. 114/2A, 114/2B, 117/1B2, 117/1B1, situated at Yanamadurru village of Bhimavaram Mandal, W. G. Dist. with an extent of Ac. 0-40 cents or 1936 Sq. yds Property of Mr. Kanumuru Kasi Raju and is bounded by East : 40-00 ft. wide Road; South : Bodhi; West : Irrigation bodhi; North : Site of Kanumuri Kasi raju;
h) Vacant site situated at R.S.Nos. 114/2A, 114/2B, 117/1B2, 117/1B1, situated at Yanamadurru village of Bhimavaram Mandal, W. G. Dist., with an extent of Ac. 0-40 cents or 1936 Sq. Yds Property of Mr. Nerella Hemanth Naga Kumar and is bounded by East : 40-00 wide Road; South : Site of VVV. Satyanarayana; West : Irrigation bodhi; North : Site of N. H. Naga Kumar;
i) Residential Vacant land (Non-Agricultural) admeasuring 2032.80 Sq yds situated at R.S.No.113/2B , Nearest D no. 1-115, Yanamadurru Village, Bhimavaram Standing in the name of Mr.Nerella Venkata Rukmini Sujatha and is bounded by: East :Bhimavaram to Gollavanithippa Road; South : Site of N. VR Sujatha; West : Irrigation Bodhi; North : Road;
j) Residential Vacant land (Non-Agricultural) admeasuring 1355.20 Sq yds situated at Rs no.127/1, 127/4, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram. Standing in the name of Mr.Nerella Venkata Rukmini Sujatha and is bounded by East : Bhimavaram to Gollavanithippa Road; South : Site of Sanjana Enterprises & land of Gottumukkala Appalaraju; West : Irrigation bodhi; North : Site of NVR Sujatha;
k) Residential Vacant land (Non-Agricultural) admeasuring 1936.00 Sq yds situated at R.S.No.114/2B,114/2A,117/1B1 & 117/1B2, Nearest D no. 1-115, Yanamadurru Village, Bhimavaram. Standing in the name of Mr.Nerella Venkata Rukmini Sujatha and is bounded by East : Irrigation bodhi; South : Site of N. Hemanth Nagakumar; West : Road; North : Site of Innamuri Praveen etc;
l) Vacant site situated at RS Nos. 114/2A, 114/2B, 117/1B2, 117/1B1, situated at Yanamadurru village of Bhimavaram Mandal, W. G. Dist., Andhra Pradesh with an extent of Ac. 0-40 cents or 1936 Sq. yds Property of Mr. Nerella Hemanth Naga Kumar and is bounded by: East : Irrigation bodhi; South : Irrigation bodhi; West : Road; North : Site of NV. Rukmini Sujatha;
m) Vacant site situated at RS Nos. 127/1, 127/4, situated at Yanamadurru village of Bhimavaram Mandal, W. G. Dist. with an extent of Ac. 0-39 cents or 1887.6 Sq. Yds Property of Mrs. Nerella Venkata Rukmini Sujatha and is bounded by: East : Bhimavaram to Gollavanithippa Road; South : Site of NVR Sujatha; West : Irrigation bodhi; North : Site of NVR Sujatha;
n) Vacant Site in R.S. Nos. 113/2B, situated at Yanamadurru village of Bhimavaram Mandal, W. G. Dist., Andhra Pradesh with an extent of Ac. 0-42 cents or 2032.8 Sq. Yds Property of Mrs. Nerella Venkata Rukmini Sujatha and is bounded by East :Bhimavaram to Gollavanithippa Road; South : Site of NVR. Sujatha; West : Irrigation Bodhi; North : Site of NVR. Sujatha;

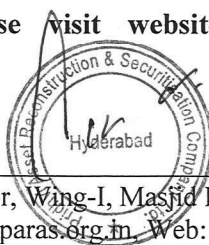
In the event the auction scheduled herein above fails for any reason whatsoever, PARAS have the right to sell the secured assets under auction through this notice by way of PRIVATE TREATY under the provisions of the SARFAESI Act, 2002.

This is also a notice to the borrower/mortgagors/guarantors about holding of the sale on the above-mentioned date and other details.

For detailed terms and conditions of the sale, please visit website of secured creditor i.e., www.paras.org.in/tenders

Date: 02.08.2025

Place: Hyderabad



Authorised Officer